



## Penny Emmott

Call 2021



### Clerks

 Nicole Luna  
 0113 203 1975

### Education

#### Education

Bar Practice Course, ULaw Leeds 2020 – 2021 (Outstanding)

GDL, ULaw Leeds 2019 – 2020 (Distinction)

Modern Languages (French & Italian), Durham University 2015 – 2019 (First Class)

#### Scholarships and Awards

Winner, ULaw Mooting Competition 2021

Semi Finalist, BPP Speed Mooting 2019

Academic Distinctions in French and Italian oral, Durham University 2019

### Property

Penny has a wide property practice including matters both in the County and High Courts concerning interlocutory applications and trials whilst also accepting instructions to draft pleadings and provide advice both in writing and in conference.

Examples of such matters include the following:

- Trials in possession of residential property, including section 8 and Section 21 Housing Act 1988 matters as well as compensation pursuant section 214 of the Housing Act 2004 and unlawful eviction.
- TOLATA matters including section 14 orders for sale.
- Landlord and Tenant Act 1954 tenancies and dilapidations claims
- Boundary disputes, as well as claims in trespass and/or nuisance including injunctions.
- Breach of restrictive covenants and Party Wall Act disputes 1996

### Notable cases

- Penny successfully acted for the Claimant leaseholder in a claim for breach of quiet enjoyment, trespass, property damage arising from poor workmanship resulting in the exacerbation of water damage and wrongful conversion of goods. In addition to special damages, both nominal and aggravated damages were awarded.
- In a longstanding dispute, Penny has repeatedly acted for the bank in its claim for possession arising from the mortgagee's default of the mortgage conditions. Such post possession applications have included successfully dismissing applications to stay the warrant of possession and responding to applications for permission to appeal, all of which were refused.